

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Win Homes, Inc.(Address) 1911 Lakeland Trail
Helena, Alabama 35080

This instrument was prepared by

(Name) Jones & Waldrop(Address) 1009 Montgomery Highway, Birmingham, Alabama 35216

Form 1-1-87 Rev. 1-86

042-94

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**STATE OF ALABAMA**

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:That in consideration of One Hundred Six Thousand and No/100 -----Dollarsto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,Tim H. Hicks and wife, Debra L. Hicks

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Win Homes, Inc.(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 15, Block 4, according to the Survey of Dearing Downs Second Addition, as recorded in
Map Book 9, page 33, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.

2. Easements, restrictions, reservations, limitations, covenants, rights-of-way and
conditions of record, if any.\$95,400.00 of the above mentioned purchase price was paid for from a mortgage loan
closed simultaneously herewith.

Inst # 1994-08930

03/18/1994-08930
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 19.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 9th
day of March 1994

(Seal)

Tim H. Hicks

(Seal)

(Seal)

Debra L. Hicks

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson } COUNTY

General AcknowledgmentI, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Tim H. Hicks and wife, Debra L. Hicks
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 9th day of March A. D., 1994

Susan Clegg
My commission expires: 9-13-96 Notary Public.

Inst # 1994-08930